

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Helen M. and F. Bredahl Petersen
I, or we, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1403.1.B.1. (103.3.A.202.1) to permit a rear yard setback of 42' instead of the required 50'

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Due to the fact that our home was built in 1963 according to the Zoning Laws then prevailing and duly inspected then and since by the County, and never known of any irregularities we have now because of several years illness and blindness and retirement from the State of Maryland, been forced to sell our home, in connection with which we learned a few days ago of some discrepancies regarding distance to border lines according to the rules now in effect in 1979. The buyer and especially the lending institution, Reisterstown Federal Savings and Loan Association have asked us to secure any dispensation in this regard in order to provide the buyer with a clean title. See additional enclosed letter and please help us.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser
Address: 3223 Canterbury Lane
Fallston, Maryland 21047
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day

of August 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 9th day of October 1979, at 9:30 o'clock A.M.

Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NW corner of Green Hill Farm Rd. and : OF BALTIMORE COUNTY
Gores Mill Rd., 4th District
F. BRED AHL PETERSEN, et ux, : Case No. 80-98-A
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel
John W. Hessian, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of September, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. F. Bredahl Petersen, 3223 Canterbury Lane, Fallston, Maryland 21047, Petitioners.

John W. Hessian, III
John W. Hessian, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner Date: September 19, 1979
John D. Seyffert, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition #80-98A

Petition for variance for front and rear yards
Northwest corner Green Hill Farm Road and Gores Mill Road
Petitioner - F. Bredahl and Helen M. Peterson

4th District

There are no comprehensive planning factors requiring comment on this petition.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:sb

VARIANCE DESCRIPTION

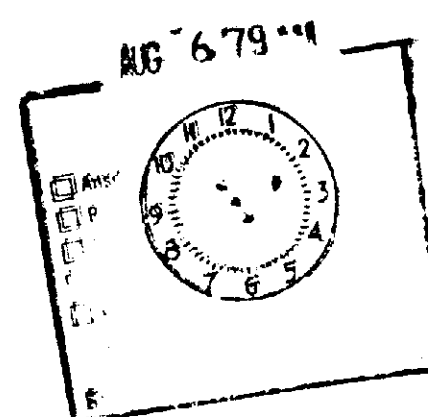
Beginning at a point on the Northwest corner of Green Hill Farm Road and Gores Mill Road and known as Lot 1, Block A, Section 1 of Green Hill Farm and recorded among the Land Records of Baltimore County in Plat Book 25, Folio 32.

Also known as 1000 Green Hill Farm Road.

To County of Baltimore Commissioner
Regarding property 1000 Green Hill Farm Road, Reisterstown

We are therefore, herewith most cordially applying to the Zoning Commissioner to grant us this "Variance" and preferably as soon as possible use of the closing date on Friday, July 27, 1979. We have filled in the official forms to the best of our knowledge and have supplied it with such additional items as requested in a conference yesterday with Mr. Swar in the Zoning Department and Mr. Arthur Griffin who recently inspected the property. We appreciate deeply your assistance in this matter, and should it be necessary for us to be present at any hearing or conference about the matter, we cordially ask that Mrs. Helen M. Petersen (my wife) may represent both of us, in case my illness should prevent me from appearing. I shall come if at all possible. Trusting that this matter may be settled without delay and so that the title may be finished without any impairments to the property, seller or buyer.

Very sincerely yours,
F. Bredahl Petersen
F. Bredahl Petersen



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-2188
WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 10, 1979

Mr. & Mrs. F. Bredahl Petersen
3223 Canterbury Lane
Fallston, Maryland 21047

RE: Petition for Variance
NW corner of Green Hill Farm and
Gores Mill Roads - 4th Election
District
F. Bredahl Petersen, et ux -
Petitioners
NO. 80-98-A (Item No. 41)

Dear Mr. & Mrs. Petersen:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/esl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

JAN 30 1980

ORDER RECEIVED FOR FILING

DATE Sept 18, 1979
BY John L. Wimbley
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be granted; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of October, 1979, that the herein Petition for Variance to permit a rear yard setback of forty-two feet in lieu of the required fifty feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

Mr. & Mrs. F. Bredahl Petersen
3223 Canterbury Lane
Fallston, Maryland 21047

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 7th day of August, 1979.

William E. Hammond
Zoning Commissioner

Petitioner: F. Bredahl Petersen, et ux
Petitioner's Attorney _____

Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 3, 1979

Mr. & Mrs. F. Bredahl Petersen
3223 Canterbury Lane
Fallston, Maryland 21047

RE: Item No. 41
Petitioner - Petersen
Variance Petition

Dear Mr. & Mrs. Petersen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to legalize the rear setback of the existing dwelling, which is located 42 feet from the rear property line in lieu of the required 50 feet, this Variance hearing is now required. While not indicated on the submitted site plan, the structure which is located 38.5 feet from the property line along Gores Mill Road (paper street) is an existing open carport, and the existing structure is at least 50 feet from this property line.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC/sf
Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

THORNTON M. MOURING
DIRECTOR

September 18, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #41 (1979-1980)
Property Owner: F. Bredahl & Helen M. Petersen
N/W cor. Green Hill Farm Rd. & Gores Mill Rd.
Existing Zoning: RC 4
Proposed Zoning: Variance to permit a front setback of 37.5' and 62.5' to the center of the road in lieu of the required 50' and 75', respectively and to permit a rear setback of 42' in lieu of the required 50'.
Acres: District: 4th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 45703 executed in conjunction with the development of Green Hill Farm, of which this property is Lot 1, Block A of the Plat of Section 1, Green Hill Farm, recorded G.L.B. 25, Folio 32.

This property, which is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line, is utilizing private onsite water supply and sewage disposal facilities, and is tributary to the Liberty Reservoir. Baltimore County Water and Sewerage Plans W-9B and S-9B, as amended, respectively indicate "No Planned Service" in the area.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #41 (1979-1980).

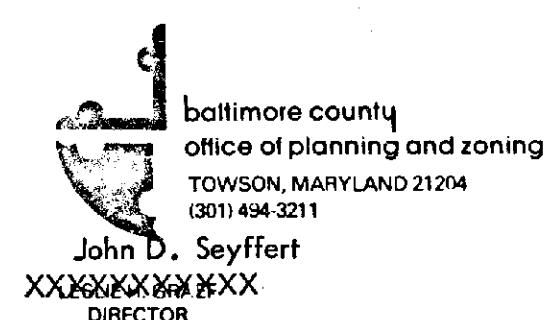
Very truly yours,

Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:SS

cc: J. Wimbley

X-SE Key Sheet
65 NW 47 & 48 Pos. Sheets
NW 17 L Topo
48 Tax Map



September 21, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #41, Zoning Advisory Committee Meeting, August 14, 1979, are as follows:

Property Owner: F. Bredahl and Helen M. Peterson
Location: NW/C Green Hill Farm Road and Gores Mill Road
Existing Zoning: RC-4
Proposed Zoning: Variance to permit a front setback of 37.5' and 62.5' to the center of the road in lieu of the required 50' and 75' respectively and to permit a rear setback of 42' in lieu of the required 50'.
District: 4th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



Paul H. Reincke
CHIEF

August 28, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner F. Bredahl & Helen M. Petersen
Location: NW/C Green Hill Farm Rd. & Gores Mill Rd.

Item No. 41 Zoning Agenda: Meeting of 8/14/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Paul H. Reincke Noted and George M. Hegardt
Planning Group Approved: Fire Prevention Bureau
Special Inspection Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: August 14, 1979
FROM: Ted Burnham
Zoning Advisory Committee
SUBJECT: Meeting of August 14, 1979

ITEM NO. 32	See Comments
ITEM NO. 33	Standard Comments
ITEM NO. 34	See Comments
ITEM NO. 35	See Comments
ITEM NO. 36	Standard Comments Only.
ITEM NO. 37	See Comments
ITEM NO. 38	See Comments
ITEM NO. 39	See Comments
ITEM NO. 40	See Comments
ITEM NO. 41	Standard Comments Only.

Charles E. Burnham
Ted Burnham, Chief
Plans Review

TS:rrj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 8, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: August 14, 1979

RE: Item No: 32, 33, 34, 35, 36, 37, 38, 39, 40, 41
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

JOSEPH N. McILWAIN, PRESIDENT
Y. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOZARIS

THOMAS H. BOKER
MRS. LORRAINE F. CHIRCHUS
ROBERT B. HAYDEN
ROBERT Y. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON B. SMITH, JR.
RICHARD W. TRACEY, D.V.

JAN 30 1980

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>003</u>	Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>									
Previous case: _____	Map # _____									

80-98-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 4th Date of Posting SEPT. 22, 1979

Posted for: PETITION FOR VARIANCE

Petitioner: F. Bredahl Petersen, et ux

Location of property: NW/4 GREEN HILL FARM RD AND GORES MILL ROAD

Location of Signs: FRONT 1000 GREEN HILL FARM RD

Remarks: _____

Posted by: Thomas L. McLaughlin Date of return SEPT. 27, 1979
Signature

1-SIGN

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 83203

DATE October 1, 1979 ACCOUNT 01-662

AMOUNT \$39.65

RECEIVED FROM Helen M. Petersen

FOR Advertising and Posting for Case No. 80-98-A

482507 1 39.65

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 83179

DATE September 11, 1979 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Helen M. Petersen

FOR Filing Fee for Variance

487550 11 25.00

VALIDATION OR SIGNATURE OF CASHIER



LOCATION PLAN

GREEN HILL FARM

WESTMINSTER

GREEN HILL FARM RD.

GORES MILL ROAD

FARM LAND

EXISTING 2-5 DWS.

MAP

ELECTION

DATE

TYPE

HEARING

BY

FINAL

BY

OWNER WILL TAKE FULL RESPONSIBILITY AS TO THE INFORMATION PROVIDED ON THIS NOT PREPARED BY ENCL. CO.

F. Bredahl Petersen 7-2-79

OWNER DATE

SENT TO ACCOMPANY PETITION FOR VARIANCE FOR F. BREDLAHL PETERSEN 4th DISTRICT SECTN. 1, BLK. A LOT 1, BOOK 25, FILE 32 ZONED - R-CA SCALE: 1"=100'

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 20, 1979.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 9th day of October, 1979, the last publication appearing on the 20th day of September, 1979.

THE JEFFERSONIAN
L. Frank Shuster
Manager.

Cost of Advertisement, \$ _____

PETITION FOR VARIANCE 4th DISTRICT
ZONING: Petition for Variance for rear yard setback
LOCATION: Northwest corner of Green Hill Farm Rd. and Gores Mill Road
DATE & TIME: Tuesday, October 9, 1979 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance to permit a rear yard setback of 42 feet instead of the required 50 feet.
The Zoning Regulation to be excepted as follows:
Section 1A03.4B.4 (103.3 & 202.4) - Building setbacks
All that parcel of land in the Fourth District of Baltimore County beginning at a point on the Northwest corner of Green Hill Farm Road and Gores Mill Road and known as Lot 1, Block A, Section 1 of Green Hill Farm and recorded among the Land Records of Baltimore County in Plat Book 25, Folio 32.
Also known as 1000 Green Hill Farm Road.
Being the property of F. Bredahl Petersen, et ux, as shown on Plat plan filed with the Zoning Department.
Hearing Date: Tuesday, October 9, 1979 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner of Baltimore County
Sept. 20.

OFFICE OF THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 September 20 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - F. Bredahl Petersen, et ux was inserted in the following:

☐ Catonsville Times ☐ Arbutus Times
☐ Essex Times ☒ Community Times
☐ Towson Times

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 21st day of September, 1979, that is to say, the same was inserted in the issues of September 20, 1979.

STROMBERG PUBLICATIONS, INC.
BY Erica Burger

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 21 day of 11, 1979.*

Filing Fee \$ 2 Received: ✓ Check _____
Cash _____
Other _____

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner F. Bredahl Petersen Submitted by W. E. Hammond

Petitioner's Attorney _____ Reviewed by W. E. Hammond

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.